

Boxborough Board of Appeals  
Meeting Minutes  
July 10, 2012

Members present: Tom Gorman, Chris Habersaat, Kristin Hilberg, Michael Toups, Lonnie Weil, and Karen Warner. Also present: Elizabeth Hughes, Town Planner.

Chairman Tom Gorman called the meeting to order at 7:20 pm.

Upon motion duly made by Tom and seconded by Michael, the Board voted to approve the minutes of June 12, 2012.

At 7:30 the Board reconvened the hearing for 94 – 100 Chester Road on the Moran application for a Variance for a longstanding setback nonconformity to a single family dwelling and a Special Permit for two reduced frontage lots.

Ms. Kathleen Vorce, representing the Morans, submitted a list of Assessor's data from 1965 to 1978.

The Morans are prepared to bring the existing home into conformity by altering the structure to meet the set back requirements. Ms. Vorce distributed corrected plans as well as drawings of pre-existing, non-conforming porch as built by the previous owners. The area of the porch to be removed is noted on the plan. Chris pointed out that the Morans would only need to do the demolition if the Special Permit is actually granted.

The Board discussed whether the entire porch must be removed. The Morans agreed to remove the entire porch. For zoning purposes, there is only one merged lot and therefore a variance request isn't appropriate. Chris asked if there is indeed a request for a variance regarding non-conformity on 100 Chester Rd.

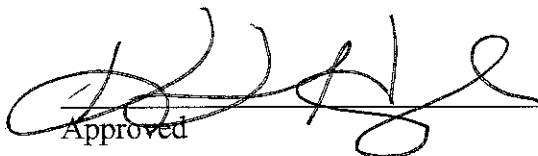
Ms. Vorce did not answer the question but instead suggested continuing the hearing rather than have the variance denied and having it affect the Special Permit language. Chris pointed out that the Special Permit could be granted but 100 Chester Rd. would need to come into compliance; this would likely be a condition.

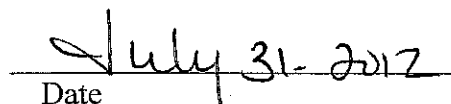
The Board discussed the pros and cons of closing the hearing. In order to allow time for further deliberation it makes most sense to continue the hearing. The Morans agree to a continuation and extend the deadline to file the decision with the Town Clerk not later than August 3, 2012.

Upon motion duly made by Chris and seconded by Tom, the Board voted unanimously to continue the hearing on July 31, 2011.

Upon motion duly made by Tom and seconded by Lonnie, the Board voted to adjourn at 8:10 pm.

On behalf of the Zoning Board of Appeals,

  
Approved

  
Date